

# Station 8: Parking and Buffers

## Topic: Parking

**Issue:** Current standards for parking in commercial zones are based on suburban models and require more space than is commonly available for commercial development and redevelopment in the Urban Tier.

### Existing Character:

- The footprint of the building oftentimes occupies the entire parcel, making on-site parking nearly impossible
- Limited amounts of parking is available on-street
- Vacant land is often used as informal parking lots

### Current Standards (CN):

- Minimum parking is required with “change of use”
- The number of required parking spaces depends on the proposed business or “use”
- Development in the Urban Tier requires 10 percent less parking than its Suburban Tier counterparts.
- Parking must be located to the side or rear
- On-street parking does not count toward minimum parking.

**Example:** (1500 SF *new* or *existing* building)

	Parking Space Ratio	Minimum Required Parking	Maximum Required Parking
Salon	1 space/200 SF	7 spaces	13 spaces
Restaurant	1 space/100 SF	14 spaces	26 spaces
Office	1 space/250 SF	6 spaces	11 spaces



On-Street Parking



On-Site Parking

### Alternate Standards (CI):

- A “change of use” within an existing building does not trigger requirement for additional parking
- New development in the CI district requires 20 percent less parking than its Suburban Tier counterparts.
- Cannot build more than 100 percent of required parking
- All on-site parking is required to be located to the side or the rear of the building
- Adjacent on-street parking can count toward minimum parking.

**Example:** (1500 SF *new* building)

	Parking Space Ratio	Minimum Required Parking	Maximum Required Parking
Salon	1 space/200 SF	6 spaces	8 spaces
Restaurant	1 space/100 SF	12 spaces	15 spaces
Office	1 space/250 SF	5 spaces	6 spaces

**Example:** (1500 SF existing building)

- *No new parking is required*

## Topic: Buffers

**Issue:** Buffers are meant to separate uses and lessen impacts (noise, light, visual, etc.), but the current requirements are suburban based and difficult to accomplish in an urban setting.

### Existing Character:

- Over time, different land uses developed in proximity to each other (residential next to commercial or industrial)
- Vacant lots are often small, making it hard to meet the current standards for buffers

### Current Standards (CN):

- For new development, when a commercial development is built next to a residential zoning district, a space of *15-20 feet* must be left undeveloped as a *planted buffer zone*.



Example 20 ft. planted buffer



Example 10 ft. planted buffer



Example hedge



Example wall

### Alternate Standards (CI):

- Adjacent to residential or industrial zoning, a space of *10 feet* must be left as a *planted buffer zone*.
- A *solid hedge* or an *8-ft. wall* can be used *in lieu of a required buffer*, so long as it is not a part of the building.
- Razor wire and similar fencing materials are prohibited in sites adjacent to residential
- Uncoated chain link fencing is prohibited